134.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	892,000 / 892,000
					USE VALUE:	892,000 / 892,000
					ASSESSED:	892,000 / 892,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAROGLU MUSTAFA
Owner 2:	WESTERHOFF JANET
Owner 3:	
Street 1:	26 SHAWNEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRAND JOSHUA -
Owner 2:	KEENAN CHERYL -
Street 1:	26 SHAWNEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,980 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1903 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7980.000	361,100	3,400	527,500	892,000
Total Card	0.183	361,100	3,400	527,500	892,000
Total Parcel	0.183	361,100	3,400	527,500	892,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.62 | /Parcel: 468.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86597

GIS Ref

GIS Ref

Insp Date 05/30/17

!10481!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,100	3400	7,980.	527,500	892,000	892,000	Year End Roll	12/18/2019
2019	101	FV	275,600	3400	7,980.	494,500	773,500	773,500	Year End Roll	1/3/2019
2018	101	FV	275,600	3400	7,980.	408,800	687,800	687,800	Year End Roll	12/20/2017
2017	101	FV	241,600	3400	7,980.	375,900	620,900	620,900	Year End Roll	1/3/2017
2016	101	FV	241,600	3400	7,980.	342,900	587,900	587,900	Year End	1/4/2016
2015	101	FV	228,600	3400	7,980.	336,300	568,300	568,300	Year End Roll	12/11/2014
2014	101	FV	228,600	3400	7,980.	312,600	544,600	544,600	Year End Roll	12/16/2013
2013	101	FV	228,600	3400	7,980.	297,400	529,400	529,400		12/13/2012

PRINT

Date	Time
12/11/20	00:46:55

LAST REV

Date	Time
06/22/17	16:37:04
danam	
10481	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAND JOSHUA	45734-163		7/29/2005		615,000	No	No		
CLARK MILDRED G	30844-288		11/8/1999		335,000	No	No		
CLARK MILDRED G	22543-544		10/27/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2016	2165	Heat App	12,200					
6/27/2016	892	Addition	150,000					2 stry add/ rear +
6/5/2006	430	Manual	4,000					install french doo
3/2/2004	119	Manual	4,197					TERMITE DAMAGE
2/22/2000	83	Redo Kit	6,800			G6	GR FY06	REDO 2DFL BTH

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2017	Measured	DGM	D Mann
5/30/2017	Permit Visit	DGM	D Mann
5/30/2017	Left Notice	DGM	D Mann
2/4/2009	Meas/Inspect	372	PATRIOT
2/14/2005	Permit Visit	BR	B Rossignol
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
8/1/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86597
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7980		Sq. Ft.	Site		0	80.	0.83	9									527,523						527,500	

Total AC/HA: 0.18320 | Total SF/SM: 7980 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 527,523 | Spl Credit | Total: 527,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29774833
Const Adj.:	0.99989998
Adj $ / SQ:	168.690
Other Features:	101750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443569
Depreciation:	82504
Depreciated Total:	361065

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

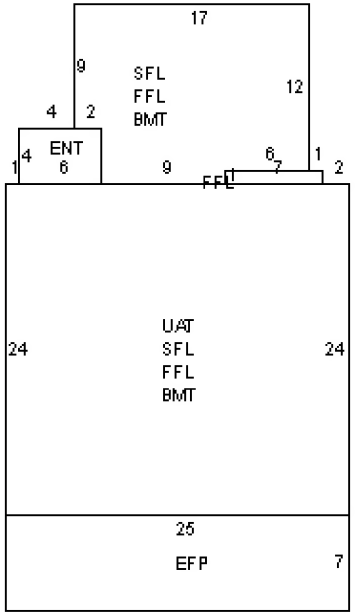
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.69
Special Features:	0	Val/Su Net:	130.03
Final Total:	361100	Val/Su SzAd	222.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	814	168.690	137,314
BMT	Basement	807	62.120	50,131
SFL	Second Floor	807	168.690	136,133
EFP	Enclos Porch	175	42.780	7,486
UAT	Upper Attic	150	67.480	10,121
ENT	ENTRY	24	26.400	634

Net Sketched Area:	2,777	Total:	
Size Ad	1621	Gross Are	4676	FinArea	1903
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 134.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400